



**ZONING ADMINISTRATOR
NOTICE OF DECISION
Otay Ranch Village 2 Neighborhood R-8A Santa Rita
Single-Family Residential Homes**

Date: March 28, 2013
Applicant: Heritage Building and Development
Case No.: DRC-12-13
Address: OR VLG 2 Neighborhood R-8A: North of Carpinteria Street
(portion of APN 644-310-11-00)
Project Planner: Caroline Young

Notice is hereby given that on March 28, 2013, the Zoning Administrator considered Design Review (DRC) application DRC-12-13, filed by Heritage Building and Development ("Applicant"). The Applicant requests a Design Review approval to construct forty-eight (48) single-family dwelling units on individual lots in Otay Ranch Village Two, Neighborhood R-8A. The Project is located north of Carpinteria Street ("Project Site") and is owned by Village II of Otay HB SUB ("Property Owner"). The Project Site is zoned Planned Community (PC) within the Otay Ranch Village Two Sectional Planning Area (SPA), with a General Plan designation of Residential Low Medium (RLM). The Project is more specifically described as follows:

The Project requires Design Review and approval to construct forty-eight (48) single-family dwelling units on individual lots. The lot sizes range from 4,200 square-feet to 6,500 square-feet with the exception of one lot being 8,400 square-feet. There are three different plan types proposed. The types consist of two story construction, each having 4 and 5 bedrooms, a two (2) car garage, and private open space.

Planning staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project was adequately covered in previously adopted Final Second Tier EIR (EIR-02-02), for the Otay Ranch Villages Two, Three and a Portion of Four Sectional Planning Area (SPA) Plan. No further environmental review or documentation is necessary.

The Zoning Administrator approved said request based upon the following findings of fact:

- 1. That the proposed project is consistent with the development regulations of the Village Two Sectional Planning Area (SPA) Plan and Planned Community (PC) District Regulations.**

Neighborhood R-8A is designated Residential Single-Family in the PC District regulations of the Otay Ranch Village Two SPA Plan. The proposed single-family use is permitted and meets all of the development regulations as stipulated in the Otay Ranch Village Two PC District Regulations as conditioned.

2. The proposed project is consistent with the design and development standards of the Otay Ranch Village Two Sectional Planning Area (SPA) Design Plan.

The project is in compliance with the Single-Family Design Guidelines of the Otay Ranch Village Two Design Plan, and is consistent with the SPA density requirements. Each home includes a two-car garage and private side and rear yards for recreational purposes. Enhanced architectural details are proposed along the street elevations per the Otay Ranch Village 2 SPA plan.

3. The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the Otay Ranch Village Two Sectional Planning Area (SPA) Design Plan.

The proposed project is cost-effective method of satisfying the regulations of the Otay Ranch Village Two SPA Design Plan.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Design Review Permit DRC-12-13, as described above subject to the following conditions of approval:

I. Prior to the approval by the City of Chula Vista for the use of the subject property in reliance upon this approval, the Applicant shall satisfy the following requirements. Unless otherwise noted, the following conditions shall be satisfied prior to the approval of the first building permit:

Planning Division

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/representative

Date

2. Prior to, or in conjunction with the issuance of the first building permit, the Applicant shall pay all applicable fees, including any unpaid balances of permit processing fees related to the R8A Neighborhood within deposit account DQ-1702.
3. Prior to the approval of building permits, the colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and elevation plan.
4. Prior to the approval of building permits, the project shall comply with all applicable Otay Ranch Village 2 Tentative Map No. 15350 conditions of approval associated with each phase of development.
5. Prior to the approval of building permits for each phase, the Final Map for the associated phase shall be approved by the City and recorded.

Fire Department

6. The Project will require a fire flow of 1,500 gallons per minute for a 2-hour duration (at 20 psi).
7. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the fire flow is available to serve this project.
8. The fire hydrants shall be located not greater than 500 feet apart for single-family properties.
9. The building(s) shall be addressed in accordance with the following criteria:
 - 0 – 50ft from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51 – 150ft from the building to the face of the curb = 10-inches in height with a 1 ½ -inch stroke
 - 151ft from the building to the face of the curb = 16-inches in height with a 2-inch stroke
10. The State of California has adopted building code changes that will require all new one- and two-family homes and townhouses built in the state starting January 1, 2011, to be equipped with life-saving fire sprinkler systems.

Land Development/Landscape Architecture Division

11. The Applicant shall comply with all applicable conditions of approval for Tentative Map No. 11-05 or Tentative Map No. 02-05.
12. The Applicant shall be required to pay Engineering Fees based on the final approved building plans for the project.

- Sewer Capacity Fee
 - Traffic Signal Fee
 - Public Facilities Development Impact Fees
 - Eastern Transportation Development Impact Fees
 - Other Engineering Fees as applicable per Master Fee Schedule
13. The Applicant shall be required to pay additional deposits or fees in accordance with the City Subdivision Manual, and Master Fee Schedule with the submittal of the following items:
- a. Grading Plans
 - b. Street Improvement Plans
 - c. Construction Permit
 - d. Tentative Map, and Final Map
14. Payment of the Park Acquisition and Development (PAD) fee per dwelling unit is required prior to the issuance of the first Building Permit in accordance with CVMC 17.10.100. The current PAD fee for West Chula Vista Projects is \$9,978 for Single Family, \$7,405 for Multi-Family, \$4,670 for Mobile Home, and \$4,268 for Hotel/Motel. The PAD fee is adjusted on an annual basis on October 1 based on the Engineer Construction Cost Index. The payment of PAD fee amount in place at the time of the recording of the Final Map is required. The PAD fee for the project at this time is \$1,421,640.00 (110 @ \$12,924/unit). Credit will be awarded for existing buildings on the site.
15. All driveways shall conform to the City of Chula Vista's sight distance requirements in accordance with Section 18.16.220 of the Municipal Code. Also, landscaping, street furniture, or signs shall not obstruct the visibility of driver at the street intersections or driveways.
16. Proposed Fire Access Road shall meet H-20 Loading requirements or shall be designed for a Traffic Index (T I.) of 5.
17. Provide a circulation analysis demonstrating:
- Solid Waste Truck Movements.
 - a. How cars can turn around when pulling out from the garage.
 - b. Location of visitor parking.
18. Pedestrian ramps shall be constructed per ADA standards and approved by the City Engineer.
19. A Water Quality Technical Report (WQTR) and Drainage study shall be submitted prior to building permit approval along with a Site Plan showing that project can meet the City's Low Impact Development (LID), Source Control, Treatment Control, and Hydromodification Control BMP Requirements. The Water Quality Technical Report shall include design features, such as bio-retention facilities, and other high-efficiency BMPs per Low Impact Development

(LID) requirements under current City Standard Urban Stormwater Mitigation Plan (SUSMP) standards, the City's Development Storm Water Manual, and as imposed by the current NPDES Municipal Permit adopted by the Regional Water Quality Control Board. LID principles must be incorporated into the project's design.

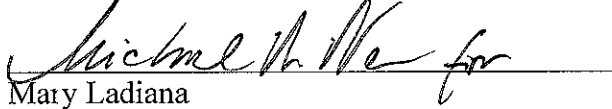
20. The Applicant is required to complete the applicable forms prior to building permit approval:
 - a. Form 5500
 - b. Form 5501 (not needed if there's a WQTR for the Project)
 - c. Form 5504A (not needed if there is a SWPPP for the project, this form is needed if the Project is less than one Acre.)
21. Any private facilities within Public right-of-way or City easement will require an Encroachment Permit prior to Improvement Plan or Building Permit approval.
22. All utilities serving the subject property and existing utilities located within or adjacent to the subject property shall be under grounded in accordance with the Chula Vista Municipal Code Section. Further, all new utilities serving the subject property shall be under grounded prior to the issuance of Building Permits.
23. Whereas installation of landscape and irrigation remains incomplete beyond six months from the issuance of the grading permit, the installation of slope Landscape and Irrigation shall now be completed by the developer of the unit, within a neighborhood located immediately adjacent to a slope that requires landscape and irrigation installation, prior to the first occupancy permit issued to a developer for that neighborhood. This Landscape and Irrigation work shall be deemed to include full installation of Landscape and irrigation per approved L&I plans.
24. The developer will supply each new homeowner with a copy of the City of Chula Vista Landscape Water Conservation Checklist prior to occupancy.
25. Per Condition No. 100 of the Otay Ranch Village 2 Tentative Map No. 15350, the Applicant shall submit a cash bond for the possible re-design of the community park and park P-3 in the eventuality that the water line is not relocated or the swim club is introduced.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-12-13, date stamped on March 28, 2013, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.

2. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.
3. This Design Review Permit shall become void and ineffective if not utilized within three (3) years from the effective date thereof, in accordance with Section 19.14.260 of the Municipal Code.
4. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Conditional Use Permit where indicated above. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 28th day of March 2013.

A handwritten signature in cursive script, appearing to read "Michael M. We for", is written over a horizontal line.

Mary Ladiana
Zoning Administrator